

Minutes of the Special Called Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday April 2, 2012, 2:00 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

*(arrived at 2:45 p.m.)*

Alderman John Clark

*(joined telephonically until 5:20 p.m.)*

Alderman Valerie Joh

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 2:00 p.m. by Vice-Mayor Parham.
2. **ROLL CALL:** By Deputy City Recorder Marshall. Absent: Alderman Jantry Shupe.
3. **CAPITAL IMPROVEMENT PROJECTS (CIP).** City Manager Campbell explained that the CIP was designed for the Board to consider new and improved assets to ensure long-term sustainability. He then gave an overview, as well as history, of the proposed projects and the potential financial climate facing the city.

Assistant to the City Manager Chris McCartt introduced the plan for the new library expansion. Library Commissioners John Demuth and Reggie Martin presented details on this project, describing the new building and the needs for changing services. Library Manager Helen Whitaker pointed out the intent for flexible space. She also noted that after contacting several civic groups, there seems to be a lot of public support. Discussion followed.

*(NOTE: Mayor Phillips arrived during this discussion.)*

4. **MODEL CITY COALITION & CIP REQUESTS.** Mr. Lynn Shipley presented information on this item, providing a history of downtown Kingsport since 1997 and the progress that has been made. Mr. Shipley outlined three focus areas that involve residents, traffic and aesthetics/infrastructure and offered recommendations to the Board. Discussion followed.

**NOTE:** A short break was taken from 3:05 p.m. until 3:20 p.m.

Upon resuming the meeting, City Manager Campbell discussed the General Fund CIP list and answered questions from the Board. Mayor Phillips stated he would like to see library pledges from private citizens and/or organizations up front. Mr. Phillips also noted he was opposed to short term bond notes for land acquisition. Mr. Campbell stated that all of the items on the list were not necessarily funded with bonds. Some discussion ensued.

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**NOTE:** At approximately 4:40 p.m. Mayor Phillips suspended the special-called CIP meeting in order to conduct the regularly scheduled work session to discuss tomorrow's business meeting agenda.

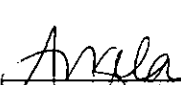
The CIP discussion was resumed at approximately 5:20 p.m. and City Manager Campbell and Public Works Director Ryan McReynolds presented information on the water and sewer projects. Mr. McReynolds also provided information on storm water projects. Mayor Phillips commented that he would like to build up a surplus in the storm water account in order to reduce the fee for citizens.

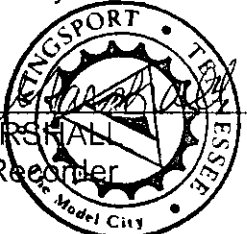
Mayor Phillips also commented on the earlier presentation by the Model City Coalition and asked if the Board would be receptive to a property arrangement with the Kingsport Economic Development Board for downtown housing. Alderman Joh pointed out the need for student housing as well. The Mayor also requested that anytime there was a fee increase of greater than ten percent that it be listed separately so the Board would be fully aware of the changes and their impacts.


**BOARD COMMENT.** None.

**PUBLIC COMMENT.** Ms. Jeannie Bourne asked a question regarding the sanitary sewer system. Public Works Director McReynolds responded.

**5. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:00 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor